



City of LYNWOOD

A City Meeting Challenges

11330 BULLIS ROAD
LYNWOOD, CALIFORNIA 90262
(310) 603-0220



NOTICE OF AVAILABILITY/INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

For the IMPERIAL & FERNWOOD 7-ELEVEN / FUELING (GAS) STATION
CARWASH / Project

This serves as the City of Lynwood's Notice of Availability/Intent to adopt an Initial Study/ Mitigated Negative Declaration (IS/MND) for the Sticks Lynwood and SGLA Lynwood, LLC Project, prepared in accordance with the California Environmental Quality Act (CEQA), CEQA Guidelines, and local implementation procedures.

Name of Project: Sticks Lynwood and SGLA Lynwood, LLC Project

Project Location: 2800 -2820 E. Imperial Highway, Lynwood, CA 90262
APNs 6169-002-004, 6169-002-005 and 6169-002-008

Application Nos.: EA No. 2018-01 and CUP No. 2018-04

Lead Agency: City of Lynwood, Community Development Department – Planning Division,
11330 Bullis Road, Lynwood, California 90262

Project Description: Conditional Use Permit No. 2018-04 for the construction, use and maintenance of a proposed new automotive fueling station (automobile service station category) with a 3,180 square foot canopy, 12 fuel dispensing stations, and 12 parking stalls; a 2,588 square foot convenience market; and an approximately 4,600 square foot automated carwash with approximately 23 drying stations. The site is presently undeveloped and bounded by East Imperial Highway and Fernwood Avenue to the north, the Glenn Anderson (105) Freeway to the south, and vacant/undeveloped land to the east. The subject site is zoned West Town Center Neighborhood (Lynwood Transit Area Specific Plan). The proposed hours of operation are 24-hours / seven-(7) days a week. A Parcel Map is in process to merge and subdivide three-(3) existing parcels into two-(2) parcels. The entire site consists of 73,811 square feet (1.69 acres).

NOTICE IS HEREBY GIVEN THAT the City of Lynwood proposes to adopt an IS/MND for the above-referenced project. The IS/MND is based on the finding that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions on the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared. The reasons to support such a finding are documented in the Initial Study prepared by the City.

The IS/MND and supporting materials are available for review at the following locations:

- Citywebsite: <http://lynwood.ca.us>
- Contact: Alfredo Perez, Planning Associate at (310) 603-0220, Ext 249, alperez@lynwood.ca.us

Written comments regarding the proposed IS/MND must be received by the Planning Division by email or standard mail **prior to 5:30 p.m. on the last day of the 30-day public review/comment period (August 10, 2020)**. All correspondence and any questions regarding the Mitigated Negative Declaration should be directed to the following

City Staff:

NAME: Alfredo Perez
TITLE: Planning Associate
ADDRESS: City of Lynwood
Community Development Department – Planning Division
11330 Bullis Road, Lynwood, California 90262
PHONE: 310.603.0220, Ext. 249
EMAIL: alperez@lynwood.ca.us

Public Review Period: **Begins – July 1, 2020** **Ends – August 10, 2020**

Public Hearing: Before the Planning Commission on Tuesday, August 11, 2020 @ 6 p.m. by TELECONFERENCE VIA WEBEX - participate by calling (310) 372-7549 and entering Conference Code: 852724.